



PLANNING COMMISSION MEETING

Thursday, October 14, 2021 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, October 14, 2021. The proposed agenda is as follows:

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION**
4. **APPROVAL OF MINUTES**
 - A. August 12, 2021
5. **AGENDA APPROVAL**
6. **SCHEDULED DELEGATIONS**
 - A. Terry and Wendy Smith - To request a permit for extended use of a recreational vehicle/trailer on a residential lot located at 501 South 200 East.
 - B. Deann Adams - To request approval of a two-lot mini subdivision located at 350 North 400 West.
 - C. Carl Lundahl - To request approval of a two-lot mini subdivision located at 383 West 300 North.
 - D. Dan Larsen, Eagleray Holdings LLC - To request Site Plan approval to construct an additional building located at 120 North 800 East.
 - E. Martin Skabelund - To request Site Plan approval for a new building located at 1733 Anvil Road in the Blacksmith Fork Industrial Park.
 - F. Heidi Harris - To request Site Plan approval for a soda and beverage shop located in the Ridleys parking lot at 780 East Main Street.
7. **ADJOURNMENT**

Shalyn Maxfield
Secretary

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 7th day of October, 2021. Shalyn Maxfield, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION
HELD AUGUST 12, 2021 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST
MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver and Commissioners Blake Foster,
Terry Mann, and Alternate member Paul Willardson.

EXCUSED: Kevin Anderson and Angi Bair

CALL TO ORDER: There being four members present and four members
representing a quorum, Chairman Brian Carver called the meeting to
order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and five citizens.
Secretary Shalyn Maxfield recorded the minutes.

PLEDGE OF ALLEGIANCE: Commissioner Paul Willardson led the
governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Brian Carver

APPROVAL OF MINUTES:

The minutes of a regular meeting held on June 10, 2021 were
approved as written.

ACTION Commissioner Blake Foster made a motion to approve the
minutes of June 10, 2021 as written. Commissioner Terry
Mann seconded the motion and Commissioners Carver,
Foster, Mann, and Willardson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was EMAILED to The
Herald Journal, posted on the Utah Public Notice Website and Hyrum
City's website, mailed to each member of the Planning Commission,
and posted at the City Offices more than forty-eight hours before
meeting time.

ACTION Commissioner Paul Willardson made a motion to approve the
Agenda for August 12, 2021 as written. Commissioner Terry
Mann seconded the motion and Commissioners Carver,
Foster, Mann, and Willardson voted aye.

6. SCHEDULED DELEGATIONS:

- A. Adam Tripp, Garner Mini-Subdivision - To request approval of a two-lot mini subdivision located at 325 West 300 North.
- B. Terry and Kim Nielsen - To request approval of a two-lot mini subdivision located at 210 North 100 East.
- C. Trevor Gonzales - To request concept plan approval for Hyrum Heights Subdivision, a ten-lot single family residential subdivision located at approximately 700 East 1100 South.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:**ADAM TRIPP, GARNER MINI-SUBDIVISION - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT 325 WEST 300 NORTH:**

Adam Tripp was not in attendance.

Zoning Administrator Matt Holmes advised that the ZX Mini Subdivision was approved to the West and that the fence that was shown on Lot 3 did not meet up. A boundary line agreement has been started but has not been resolved.

Gerald and Terry Howard advised that because the boundary line agreement hasn't been signed the title company won't honor the existing title policy. They would like to see the agreement signed before the subdivision approval to avoid any title issues.

ACTION

Commissioner Blake Foster made a motion to recommend approval of a two-lot mini subdivision located at 325 West 300 North with the following condition, 1. The boundary line agreement be resolved. Commissioner Paul Willardson seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.

TERRY AND KIM NIELSEN - TO REQUEST APPROVAL OF A TWO-LOT MINI SUBDIVISION LOCATED AT 210 NORTH 100 EAST.

Commissioner Brian Carver asked if the existing shop would be kept.

Lorryann Nielsen stated that the shop would be kept as is and used.

Commissioner Paul Willardson asked if there is an irrigation hookup available for that lot.

Kim Nielsen advised that Lorryann could hookup through the line

that is already there.

Zoning administrator Matt Holmes advised that the line would probably need to be extended for the connection so that in the future there is no dispute on anything running through someone else's property. The other option may be to add an easement to the plat before recording but would like to talk to the City Water Department to check on all the options.

ACTION Commissioner Paul Willardson made a motion to recommend approval of a two-lot mini subdivision located at 210 North 100 East with the following condition: 1. That an easement be added to Lot 1 for utility purposes before recording. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.

TREVOR GONZALES - TO REQUEST CONCEPT PLAN APPROVAL FOR HYRUM HEIGHTS SUBDIVISION, A TEN-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED AT APPROXIMATELY 700 EAST 1100 SOUTH.

Zoning Administrator Matt Holmes presented two exhibits that would allow road access to future developments. He asked if the lots would have animal rights or if they were just wanting large lots.

Trevor Gonzales stated that if animal rights were an option that they would like to have them as well.

A discussion took place on other options for just one road access for future development instead of the two roads on the exhibit. Due to wanting the utilities to run across the frontage of the future lots the preference would be to have the road line up with 740 East.

Trevor Gonzales advised that the plan is to continue with ribbon curb and swales along with a foot wide sidewalk.

Zoning Administrator Matt Holmes advised that it would be a good idea to reach out to CenterPoint Construction or Rosehill Holdings LLC to contribute to the cost of the lift station, as it benefits this project.

ACTION Commissioner Terry Mann made a motion to recommend Concept Plan approval for Hyrum Heights subdivision, a ten-lot single family residential subdivision located at approximately 700 East 1100 South with the following conditions: 1. A resolved survey needs to be provided

showing boundary discrepancies; 2. A road access will be added to the plan as a continuation of 740 East; and 3. A request for animal rights to be included in the subdivision. Commissioner Blake Foster seconded the motion and Commissioners Carver, Foster, Mann, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 7:22 p.m.

Brian Carver
Chairman

ATTEST:

Shalyn Maxfield
Secretary

Approved: October 14, 2021
As Written



Mini Subdivision Plat for 350 North Subdivision

A Part of the Southwest Quarter of Section 32, Township 11 North,
Range 1 East, of the Salt Lake Base & Meridian and
Adjacent to Block 18, Plat "C" of the Hyrum City Survey, Cache County Utah

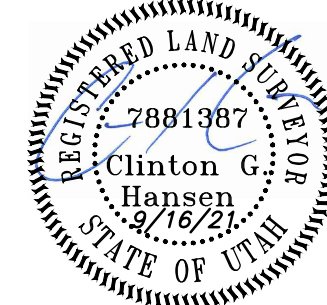
SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby subdivided said tract into two (2) lots, know hereafter as 350 North MINI-Subdivision in Hyrum City, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Cache County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Hyrum City concerning zoning requirements regarding lot measurements have been complied with and have placed monuments as represented on this plat.

Signed this 16th day of September, 2021.

SEPTEMBER

Clinton G. Hansen P.L.S.
Utah Land Surveyor Licence No. 7881387



COUNTY RECORDER HAS ASKED THAT A DESCRIPTION OF THE ENTIRE AREA ALSO BE INCLUDED. PLEASE INCLUDE PARENT PARCEL NUMBER AT END OF THIS DESCRIPTION

LOT 1 DESCRIPTION

A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian and adjacent to Lot Fractional Lot 5 and Fractional Lot 6 of Block 18, Plat "C" of the Hyrum City Survey

Beginning at a Point on the Northerly Projection of the Center of said Block 18, said point is Located 164.32 Feet North 01°48'16" East (North by Record) from the Southeast Corner of said Lot 6 and RUNNING THENCE North 88°05'10" West 330.00 Feet to the East Right-of-Way Line of 400 West Street; Thence North 01°48'16" East (North by Record) 167.50 Feet Along said East Right-of-Way Line; Thence South 87°46'12" East (East by Record) 330.00 Feet to said Northerly Projection of the Center of said Block 18; Thence South 01°48'16" West 165.68 Feet Along said Block Center to the Point of Beginning. Containing 1.262 Acres.

LOT 2 DESCRIPTION

A Part of the Southwest Quarter of Section 32, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian and a Part of Lot Fractional Lot 5 and Fractional Lot 6 of Block 18, Plat "C" of the Hyrum City Survey

Beginning at the Southeast Corner of said Lot 6 and RUNNING THENCE North 87°46'12" West (West by Record) 330.00 Feet to the Southwest Corner of said Lot 5 and the East Right-of-Way Line of 400 West Street; Thence North 01°48'16" East (North by Record) 162.50 Feet Along said East Right-of-Way Line; Thence South 88°05'10" East 330.00 Feet to the Northerly Projection of the Center of said Block 18; Thence South 01°48'16" West (West by Record) 164.32 Feet Along said Block Center to the Point of Beginning. Containing 1.238 Acres.

OWNER'S SIGNATURE

Deann Adams Date

(Trustee for the Deann Adams Revocable Trust, Dated July 17, 2019)

TRUST ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 20____

Deann Adams, Trustee for the Deann Adams Revocable Trust, dated July 17, 2019, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signer of the attached mini subdivision, who duly acknowledged to me they signed it freely and voluntarily and for the purpose herein mentioned.

NOTARIES ARE INCONSISTENT WITH THEIR SEAL IMPRINTING CLEARLY, PLEASE INCLUDE THESE SIGNATURE LINES SO THAT WE CAN BE CONSISTENT WITH STATE CODE.

(1) Except for a notarial certificate that is completed as a part of a remote notarization, a notarial certificate on an annexation, subdivision, or other map or plat is considered complete without the imprint of the notary's official seal and if:
(a) the notary signs the notarial certificate in permanent ink; and
(b) the following appear below or immediately adjacent to the notary's signature:
(i) the notary's name and commission number appears exactly as indicated on the notary's commission;
(ii) the words "A notary public commissioned in Utah"; and
(iii) the expiration date of the notary's commission.

(SEAL)

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

COUNTY RECORDER'S NO. _____

State of Utah, County Cache, Recorded and Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____
Filed in: File of Plats _____

County Recorder

Developer:
Will Adams
350 N 400 W
Hyrum UT 84319
(801)-636-3578

HYRUM CITY PLANNING COMMISSION'S
CERTIFICATE OF APPROVAL
Approved by the Hyrum City Planning Commission This _____ Day of _____ A.D. 20____

Chairperson _____ Date _____

HYRUM CITY COUNCIL'S CERTIFICATE
OF APPROVAL
Approved by the Hyrum City Council This _____ Day of _____ A.D. 20____

Chairperson _____ Date _____

Attest

HYRUM CITY CULINARY WATER AUTHORITY
Approved by the Hyrum City Culinary Water Authority This _____ Day of _____ A.D. 20____

Date _____

HYRUM CITY SANITARY SEWER AUTHORITY
Approved by the Hyrum City Sanitary Sewer Authority This _____ Day of _____ A.D. 20____

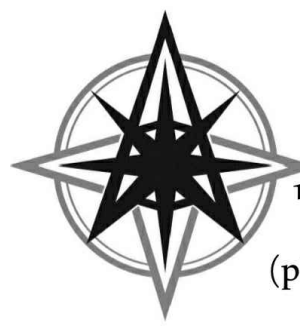
Date _____

HYRUM CITY ENGINEER'S CERTIFICATE
I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

City Engineer _____ Date _____

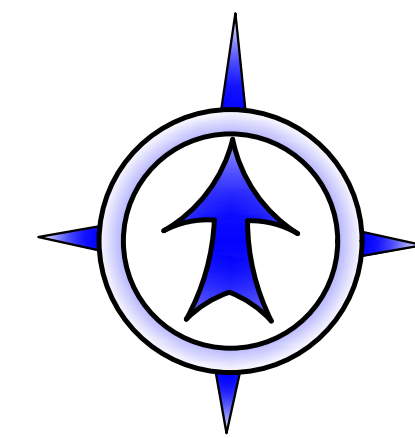
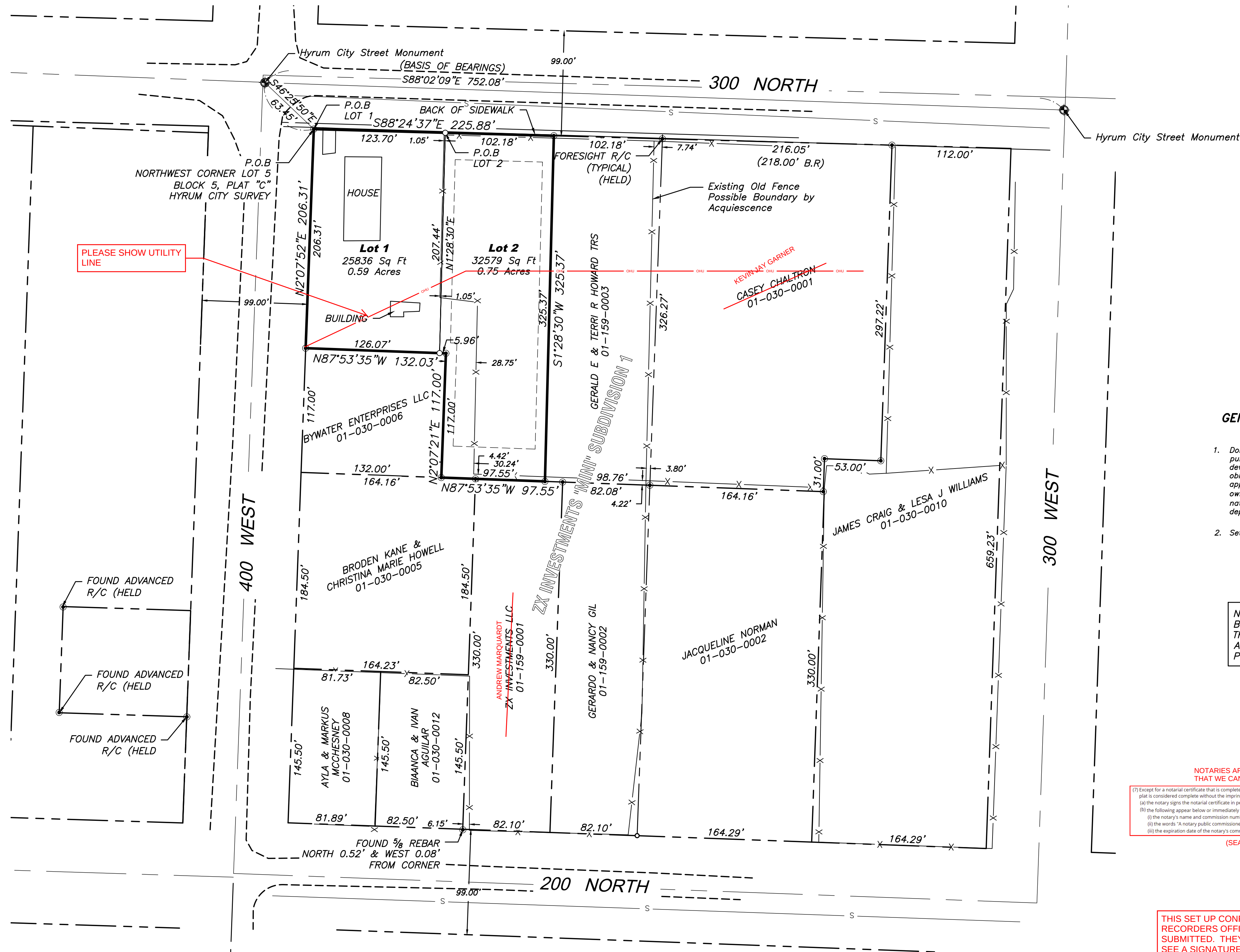
Date _____

ADVANCED
LAND SURVEYING INC
1770 Research Park Way #11
Logan Utah 84341
(P) 435-770-1585 (F) 435-514-5883
www.advancedlsi.com



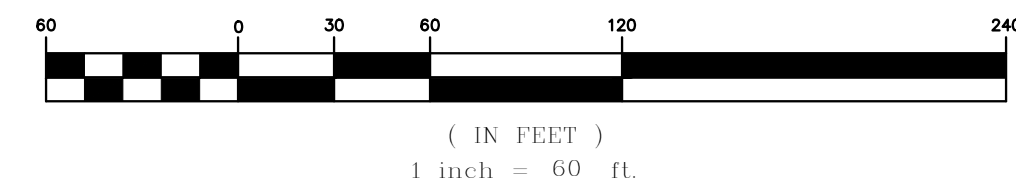
Lundahl "MINI" Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 5, T10N, R1E, S.L.B.&M.
HYRUM, CACHE COUNTY, UTAH



September 29, 2021

GRAPHIC SCALE



LEGEND:

—	SUBDIVISION BOUNDARY
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	SETBACK LINE
---	EASEMENT LINE
X X	FENCE LINE
---	SEWER LINE
---	WATERLINE
---	FOUND REBAR/CAP
---	SECTION CORNER
---	HYRUM CITY MONUMENT
---	SET 3/4" REBAR W/CAP

GENERAL NOTES:

- Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's right-of-way department at 1-800-366-8532.
- Setback lines are for primary buildings only.

Front:	25.00'
Rear:	30.00'
Side:	10.00'
Side along Roadway:	25.00'

NOTE:
BUILDING SETBACKS WILL BE
THOSE REQUIRED FOR THE ZONE
AT THE TIME THE BUILDING
PERMIT IS APPLIED FOR.

NOTARIES ARE INCONSISTENT WITH THEIR SEAL IMPRINTING CLEARLY. PLEASE INCLUDE THESE SIGNATURE LINES SO THAT WE CAN BE CONSISTENT WITH STATE CODE.

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(a) the notary signs the notarial certificate in permanent ink; and
(b) the following appear below or immediately adjacent to the notary's signature:
(i) the notary's name and commission number appears exactly as indicated on the notary's commission;
(ii) the words "A notary public commissioned in Utah"; and
(iii) the expiration date of the notary's commission.

(SEAL)

SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN UTAH
(PRINT NAME)

COMMISSION NUMBER - EXPIRES

Record Owners: Carl and Mary Lundahl Trs.
P.O. Box 42
Hyrum, Utah 84319

THIS SET UP CONFUSED THE
RECORDERS OFFICE ON THE LAST PLAT
SUBMITTED. THEY WOULD ALSO LIKE TO
SEE A SIGNATURE LINE ACCOMPANIED
BY A PRINTED LINE AND TITLE LINE

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: LUNDAHL "MINI" SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

SUBDIVISION BOUNDARY:
A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 4 AND 5, BLOCK 5, PLAT "C" OF THE HYRUM CITY SURVEY. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE SOUTH 88°24'37" EAST, A DISTANCE OF 225.88 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 300 NORTH STREET TO THE NORTHWEST CORNER OF THE ZX INVESTMENTS "MINI" SUBDIVISION; THENCE RUNNING ALONG SAID SUBDIVISION AND ITS EXTENSION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°28'30" WEST, A DISTANCE OF 325.37 FEET; (2) NORTH 87°53'35" WEST, A DISTANCE OF 97.55 FEET; THENCE NORTH 02°07'21" EAST, A DISTANCE OF 117.00 FEET; THENCE NORTH 87°53'35" WEST, A DISTANCE OF 132.03 FEET TO THE EAST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE NORTH 02°07'52" EAST, A DISTANCE OF 206.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.34 ACRES AND 2 LOTS

LOT 1
A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 4 AND 5, BLOCK 5, PLAT "C" OF THE HYRUM CITY SURVEY. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE SOUTH 88°24'37" EAST, A DISTANCE OF 123.70 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 01°28'30" WEST, A DISTANCE OF 207.44 FEET; THENCE NORTH 87°53'35" WEST, A DISTANCE OF 126.07 FEET TO THE EAST RIGHT-OF-WAY OF 400 WEST STREET; THENCE NORTH 02°07'52" EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 206.31 FEET TO THE POINT OF BEGINNING. CONTAINING 0.59 ACRES.

LOT 2
A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. ALSO A PART OF LOTS 4 AND 5, BLOCK 5, PLAT "C" OF THE HYRUM CITY SURVEY. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 300 NORTH STREET POINT BEING SOUTH 88°24'37" EAST, A DISTANCE OF 123.70 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 5; RUNNING THENCE SOUTH 88°24'37" EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 102.18 FEET TO THE NORTHWEST CORNER OF THE ZX INVESTMENTS "MINI" SUBDIVISION; THENCE RUNNING ALONG SAID SUBDIVISION AND ITS EXTENSION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°28'30" WEST, A DISTANCE OF 325.37 FEET; (2) NORTH 87°53'35" WEST, A DISTANCE OF 97.55 FEET; THENCE NORTH 02°07'21" EAST, A DISTANCE OF 117.00 FEET; THENCE NORTH 87°53'35" WEST, A DISTANCE OF 5.96 FEET; THENCE NORTH 01°28'30" EAST, A DISTANCE OF 207.44 FEET TO THE POINT OF BEGINNING. CONTAINING 0.75 ACRES.

SIGNATURE

DATE

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 21-230
Prepared by JH, 9/29/21

ACKNOWLEDGMENT

STATE OF UTAH) SS.
COUNTY OF CACHE

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS 20 DAY OF SEPTEMBER, 2021, BY JEFF C. NIELSEN, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE NOTARY PUBLIC AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF , RECORDED AND FILED
AT THE REQUEST OF:
DATE: TIME: FEE:
ABSTRACTED
INDEX
FILED IN: FILE OF PLATS COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY DATE

HYRUM CITY SANITARY SEWER AUTHORITY DATE

HYRUM CITY POWER DATE

COMCAST DATE

QUESTAR GAS DATE

QWEST DATE

CITY ATTORNEY APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND CITY ORDINANCE THIS DAY OF , 2021.

DATE HYRUM CITY ATTORNEY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE HYRUM CITY COUNCIL THIS DAY OF , A.D. 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 2021, BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY:
CHAIRPERSON

ADDRESSES

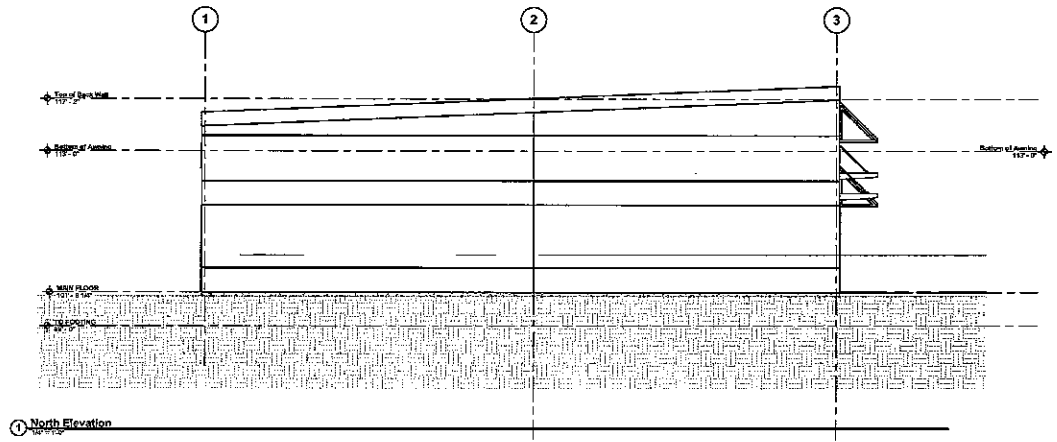
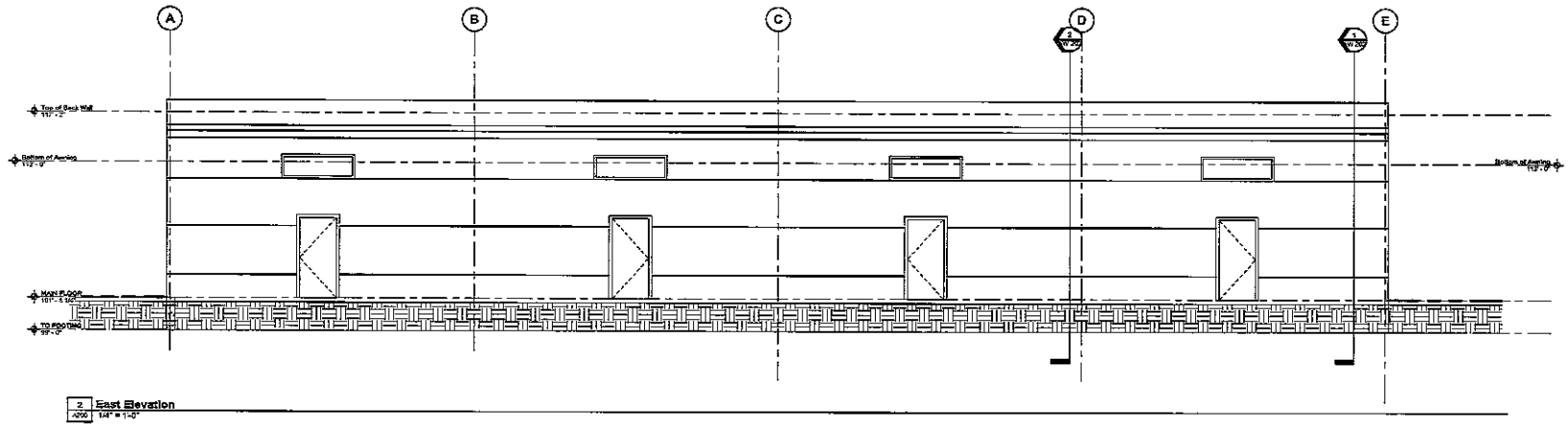
Lot 1 383 WEST 300 NORTH
Lot 2 373 WEST 300 NORTH

TRASH RECEPTACLES?



WILL A DEDICATED LOADING ZONE BE REQUIRED FOR BUSINESSES?

A001	10
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Hyrum Strip Mall
PROJECT DESCRIPTION
OWNER NAME
OWNER ADDRESS

REVISION	DATE	DESCRIPTION

DESIGNED BY: JSH
CHECKED BY: JSH
DATE: 11/17/21

Elevations

A200



PROJECT DISCRIPTION	OWNERS NAME	OWNERS ADDRESS

DESIGNED BY: JRM
DRAWN BY: JRM
CHECKED BY: JRM
ISSUED TO: JRM

A201

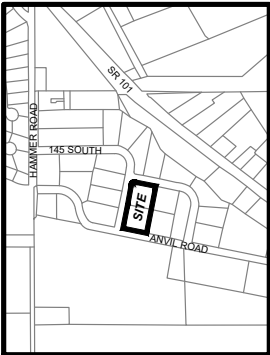


Hyrum Strip Mall

OWNERS NAME
OWNERS ADDRESS[illegible]

DESIGNED BY	Designer
DRAWN BY	Author
CHECKED	Checker
ISSUED 7/26/2021	

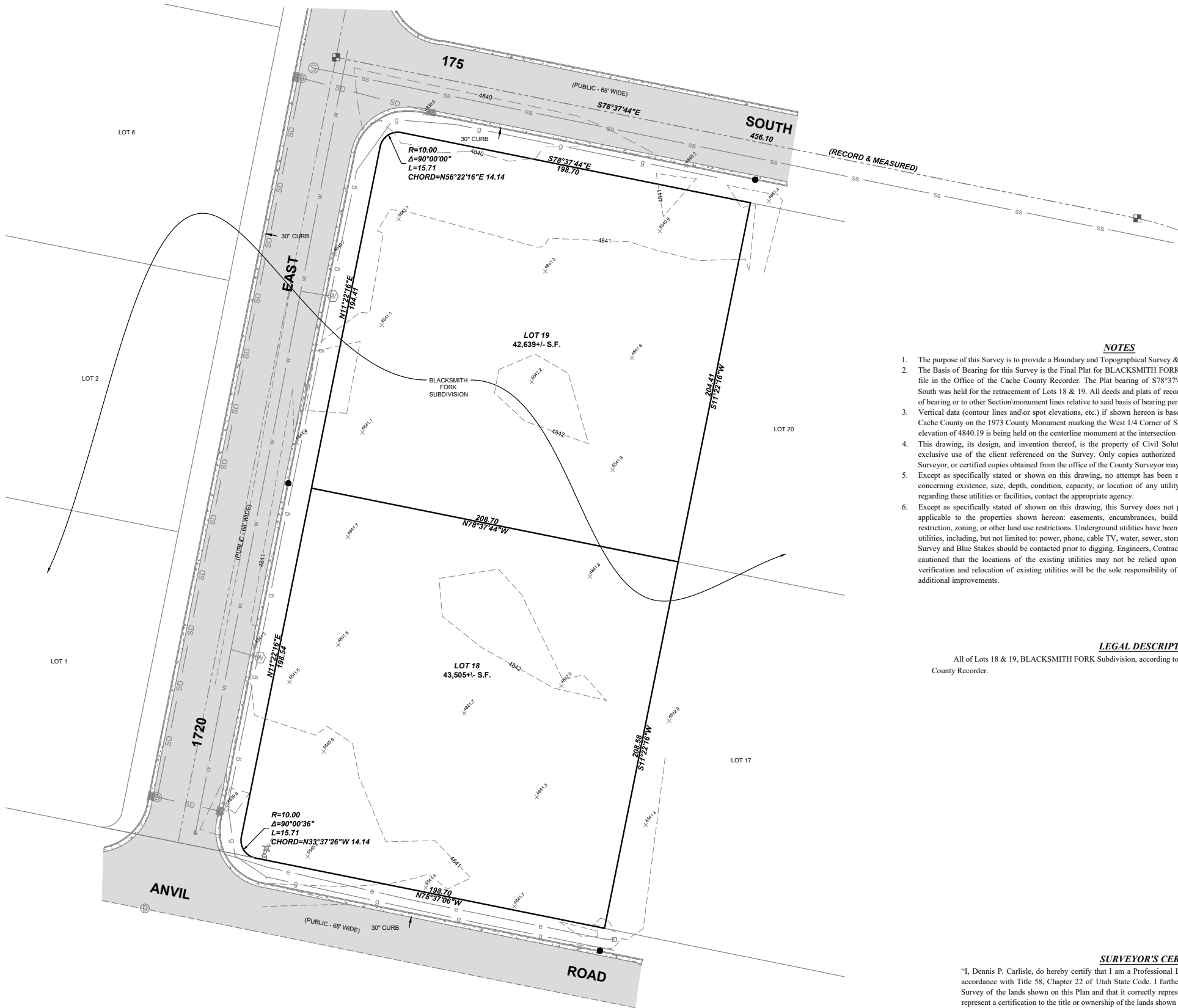
A901



VICINITY MAP

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN BOX
- EXISTING ELECTRICAL BOX
- EXISTING WATER METER
- CENTERLINE MONUMENT (FOUND & HELD)
- CURB PIN (FOUND)



NOTES

- The purpose of this Survey is to provide a Boundary and Topographical Survey & Certification for the lots shown and described hereon.
- The Basis of Bearing for this Survey is the Final Plat for BLACKSMITH FORK Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder. The Plat bearing of S78°37'44"E between found centerline monuments along 175 South was held for the retracement of Lots 18 & 19. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
- Vertical data (contour lines and/or spot elevations, etc.) if shown hereon is based on the NAVD88 elevation of 4813.78 published by Cache County on the 1973 County Monument marking the West 1/4 Corner of Section 2, T10N, R1E, S.L.B.& M. A GPS-derived local elevation of 4840.19 is being held on the centerline monument at the intersection of 175 South and 1720 East.
- This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
- Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTION

All of Lots 18 & 19, BLACKSMITH FORK Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder.

SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date

civilsolutionsgroup inc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: SW1/4 OF SECTION 2, T10N, R1E, SLB&M
HYRUM, UTAH
PROPERTY OF: BLACK SMITH FORK PROPERTIES, LLC
PREPARED FOR: CARTWRIGHT ARCHITECTS & ENGINEERS

REVISION BLOCK	
NO.	DESCRIPTION:

SCALE: 1" = 30'	DRAWN BY: S.ROBERTSON
DATE: 1-15-21	PROJECT #: 20-329

MARTIN SKABELUND ROOFING

1733 ANVIL ROAD
HYRUM, UT

CARTWRIGHT PROJECT #	120135
DATE:	3/22/2020
DRAWN BY:	RA
CHECKED BY:	JMC
APPROVED BY:	JMC

DATE	REVISIONS DESCRIPTION
------	--------------------------

SITE PLAN

AS101

6/22/2021 10:52:06 AM

FULL SITE PLAN SHOULD SHOW:
GRADING/DRAINAGE
UTILITY LOCATIONS WITH LATERALS, CLEANOUTS, METER LOCATIONS, ETC.

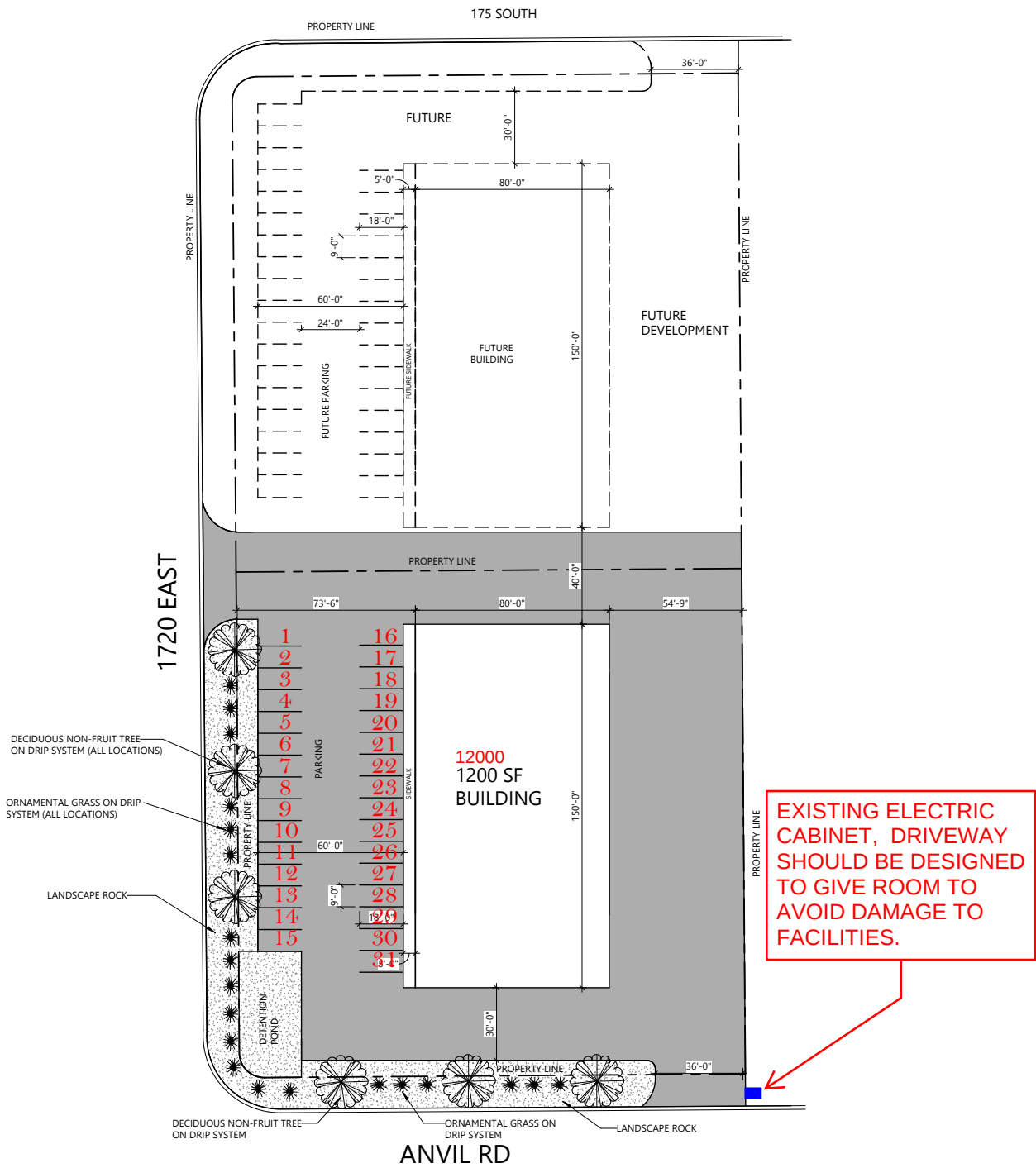
MINIMUM PARKING, ADA PARKING AND RAMPS TO BE SHOWN

POND NEEDS DETAIL OF INVERT AND OVERFLOW DETAILS. IS ROOF GOING TO ROUTE TO POND OR DIRECTLY TO STREET?

IS POND TO DOUBLE AS SNOW STORAGE? WILL THIS BE ADEQUATE FOR THE ENTIRE SITE? CURRENTLY SNOW COULD BE PUSHED TO NORTH PROPERTY, BUT IF DEVELOPED, THIS WOULD NO LONGER BE POSSIBLE.

TRASH BINS/ENCLOSURES NEED TO BE SHOWN WITH ROUTE FOR COLLECTION VEHICLE.

LIGHTING PLAN NEEDS TO BE SHOWN



A3 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

PRELIMINARY

MARTIN SKABELUND ROOFING

1733 ANVIL ROAD
HYRUM, UT

CARTWRIGHT PROJECT #	120135
DATE:	3/22/2020
DRAWN BY:	BFL
CHECKED BY:	JMC
APPROVED BY:	JMC

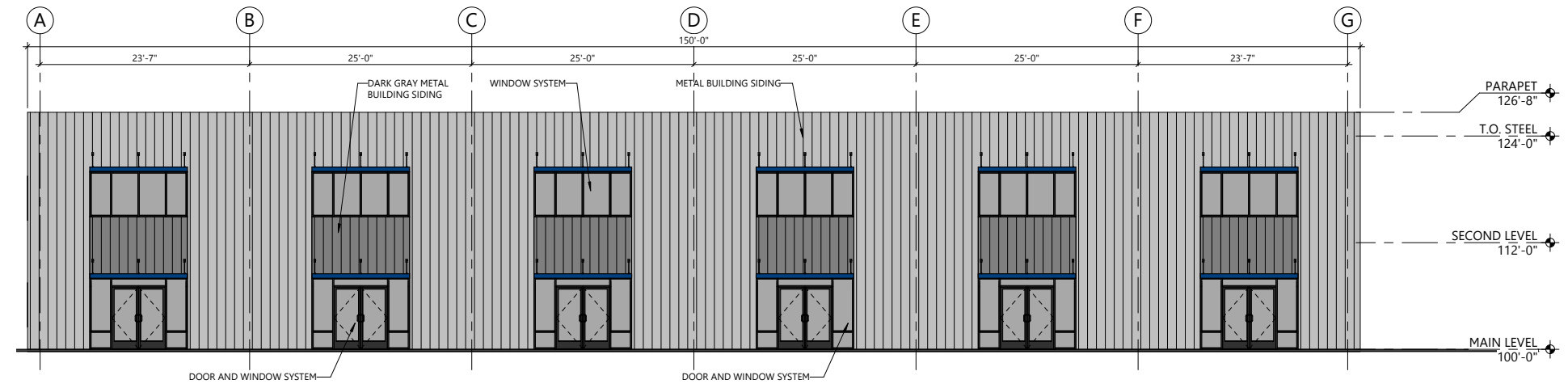
REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

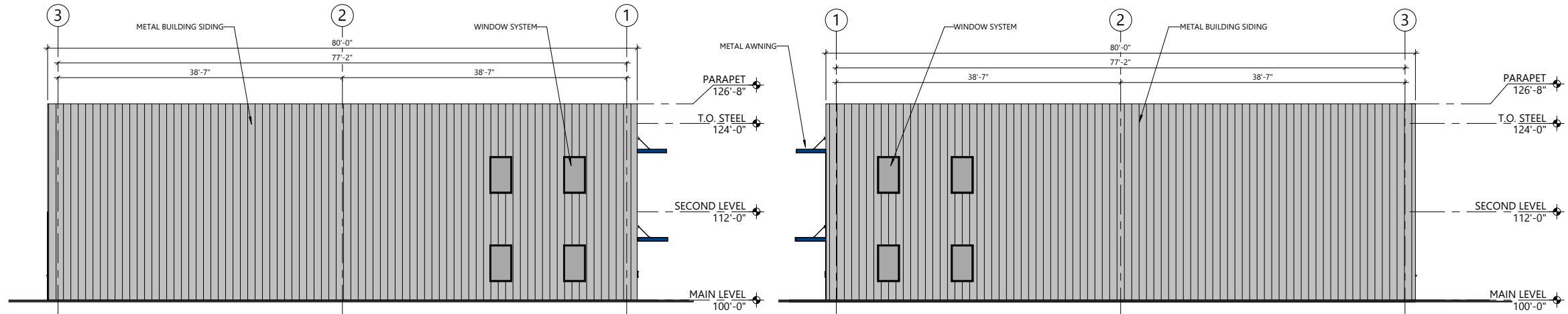
A201

ZONING SUBMITAL

6/21/2021 5:32:22 PM

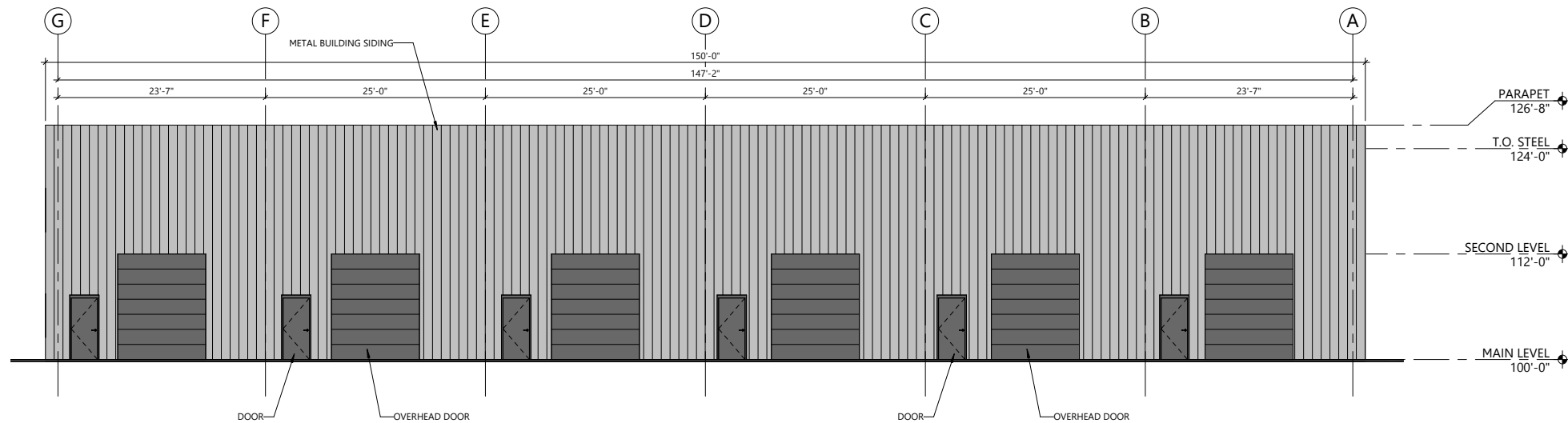


C3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



B2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

B4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2850
F435 753.2851
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<http://www.cartwright-aec.com>

MARTIN SKABELUND ROOFING

1733 ANVIL ROAD
HYRUM, UT

CARTWRIGHT PROJECT # 120135
DATE: 3/22/2020
DRAWN BY:
CHECKED BY:
APPROVED BY:

REVISIONS	
DATE	DESCRIPTION

PERSPECTIVE
DRAWING

A202



A2 PERSPECTIVE ELEVATION
SCALE: 1/2" = 1'-0"

